



**UNIT 26 SHANGRI-LA FARM**

Todds Green  
Stevenage  
Hertfordshire  
SG1 2JE



**TO LET.**

**STORAGE/LIGHT PRODUCTION UNIT**

**NO CAR USERS PERMITTED**

4,264 sq ft (396.1 sq m)



T: 01438 794586

[www.brownandlee.com](http://www.brownandlee.com)

#### Location:

Shangri-La Farm is located just off Stevenage Road linking Fishers Green to Todds Green, the property therefore has good access to junction 8 of the A1(M) (Stevenage North/Hitchin turn off) and access can be obtained by heading for Little Wymondley from junction 8 and turning left approximately half mile along the road towards Todds Green. At the mini roundabout junction to Todds Green turn left and Shangri-La Farm is located just past the mini roundabout on the right-hand side.

Shangri-La Farm can be accessed from Stevenage by Clovelly Way off Gunnels Wood Road or Fishers Green Road heading towards Todds Green.

#### Accommodation:

The following accommodation is available and has been measured on a gross internal basis. Parking is available onsite, to be confirmed by the landlord.

#### Ground Floor

Unit 26	4,264 sq ft	396.1 sq m
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#### Features

- Max height left hand side part of unit 6.3m (20'6")
- Max height right hand side of unit 4.42m (14'5")
- Soil and water connection
- Three Phase power
- Roller shutter door
- Forecourt loading

#### Tenure

Our clients are able to offer a new full repairing and insuring lease for a term to be agreed.

#### Rental

£48,000 per annum, exclusive.

#### Rates

We understand from the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) that the rateable value is £TBC. The UBR for 2023/24 is 51.2p in the £. Rates payable may be subject to transitional arrangements and/or small business relief, which should be verified with the Charging Authority. Assessments may be subject to appeal.

#### Energy Performance Certificate (EPC)

A copy of the EPC is available upon request.

#### VAT

Unless otherwise stated all prices and rents quoted are exclusive of Value Added Tax. Any intending lessees or purchasers must satisfy themselves as to the incidence of VAT in respect of any transaction.

#### Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Prospective tenants/purchasers should satisfy themselves as to their condition.



**For further information please contact: Viv Spearing**

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Every effort has been made to ensure that these particulars are correct, but their accuracy is not guaranteed, and they do not form part of any contract. All prices and rentals are quoted exclusive of VAT | Regulated by RICS.

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